019.0	0001	0021.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	943,500	/	943,500
USE VALUE:	943,500	/	943,500
ASSESSED:	943,500	/	943,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SACCA NICHOLAS R JR--ETAL
Owner 2:	SACCA PATRICIA A
Owner 3:	
Street 1:	92 SPY POND PARKWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 2432 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7259.000	401,400		542,100	943,500
Total Card	0.167	401,400		542,100	943,500
Total Parcel	0.167	401,400		542,100	943,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.03 | /Parcel: 388.03

Legal Description

User Acct: 13700

GIS Ref:

GIS Ref:

Insp Date: 12/06/17

Entered Lot Size

Total Land:

Land Unit Type:

!1618!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0001-0021.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	401,400	0	7,259.	542,100	943,500		Year end	12/23/2021
2021	101	FV	387,500	0	7,259.	542,100	929,600		Year End Roll	12/10/2020
2020	101	FV	387,500	0	7,259.	542,100	929,600	929,600	Year End Roll	12/18/2019
2019	101	FV	277,400	0	7,259.	771,700	1,049,100	1,049,100	Year End Roll	1/3/2019
2018	101	FV	244,400	0	7,259.	491,100	735,500	735,500	Year End Roll	12/20/2017
2017	101	FV	244,400	0	7,259.	449,000	693,400	693,400	Year End Roll	1/3/2017
2016	101	FV	244,400	0	7,259.	364,800	609,200	609,200	Year End	1/4/2016
2015	101	FV	229,200	0	7,259.	364,800	594,000	594,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:17:19

LAST REV

Date	Time
08/19/19	12:26:59
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1618

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEADOWS SCOTT/E	1120-49		12/7/1993		211,000	No	No	Y	

USER DEFINED

Prior Id # 1:	13700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2018	1778	Re-Roof	16,495	C				
7/27/1998	598		24,000	C				ADDITION TO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2017	MEAS&NOTICE	BS	Barbara S
5/8/2009	Entry Denied	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7259		Sq. Ft.	Site		0	85.	0.88	2									542,103						542,100	

Total AC/HA:	0.16664	Total SF/SM:	7259	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	542,103	Spl Credit		Total:	542,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.08183217
Const Adj.:	0.99989998
Adj $ / SQ:	118.990
Other Features:	95103
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493137
Depreciation:	91723
Depreciated Total:	401414

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

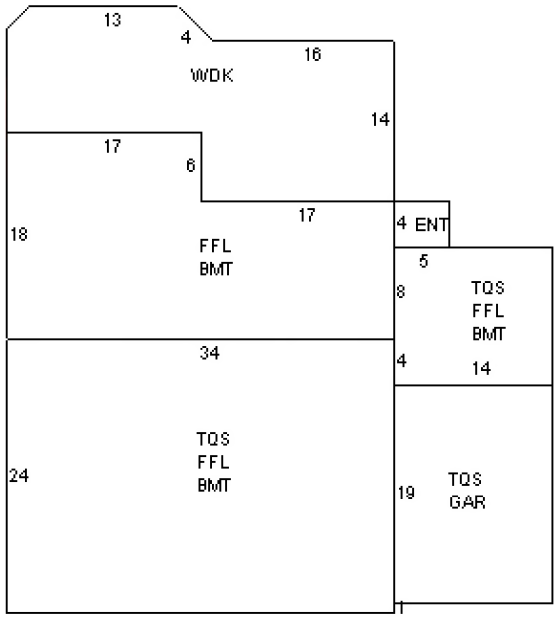
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	130.89
Special Features:	0	Val/Su Net:	86.62
Final Total:	401400	Val/Su SzAd	165.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,494	35.700	53,331
FFL	First Floor	1,494	118.990	177,771
TQS	3/4 Story	938	118.990	111,553
WDK	Deck	422	8.370	3,532
GAR	Garage	266	24.400	6,489
ENT	ENTRY	20	26.400	528

Net Sketched Area:	4,634	Total:	353,204
Size Ad	2431.5	Gross Area	4946	FinArea	2432
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0001-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	